

MINUTES OF THE HOWARD COUNTY PLANNING BOARD – March 22, 2007 P.M.

Members Present: Tammy CitaraManis, Chairperson; Vice-Chair; David Grabowski; Gary Rosenbaum

Members Absent: Linda Dombrowski

DPZ Staff Present: Marsha McLaughlin; Zan Koldewey; Kent Sheubrooks

Pre-Meeting Minutes

The Board discussed amendments to the Minutes of 12/07/06, 1/11/07 and 1/25/07. They also discussed the order of the agenda.

Minutes

Ms. CitaraManis opened the public meeting at approximately 7:10 p.m.

CONSENT AGENDA

SDP-07-02 Maple Lawn Development

Presented By: Kent Sheubrooks
Petition: For approval of a Site Development Plan for the construction of a one-story private school, a one-story bank, a one-story restaurant, a one-story retail building and associated site improvements in accordance with Section 127.F.1 of the Howard County Zoning Regulations. The subject property is comprised of five parcels consisting of 7.36 acres of land zoned “MXD-3” (Mixed Use Development). The site is located on the southeast side of Maple Lawn Blvd. and Johns Hopkins Road in the Fifth Election District of Howard County, Maryland.
DPZ Recommendation: Approval
Motion: Mr. Grabowski moved for approval; Mr. Rosenbaum seconded.
Vote: 3 Yea. 0 Nay. The motion was carried.

PUBLIC MEETING

ZRA-80 Courtney Watson

Presented By: Zan Koldewey
Petition and Location: To amend Section 131.F of the zoning regulations to require that pre-submission community meetings for conditional uses be held in public or institutional buildings near the proposed development site.
DPZ Recommendation: Approval
Petitioner’s Representative: Theo Wimberly

Ms. Koldewey gave an overview of the request to amend Section 131.F of the zoning regulations to require pre-submission meetings take place within 5 miles of the proposed development site and inside of a building.

Mr. Rosenbaum asked what the outcome would be if there wasn't a building available within 5 miles and the regulation does not allow an exception. Ms. McLaughlin explained that staff had developed a map, which showed all available public and institutional buildings throughout the County that could be used for pre-submission meetings and found that there were plenty of locations.

Mr. Theo Wimberly, Special Assistant to Councilwoman Courtney Watson, explained that additional language will be proposed to be consistent with amendments to Council Bill 6, which defines pre-submission meeting requirements for new residential subdivisions and SDP's. Ms. McLaughlin explained that the Department of Planning and Zoning wants to make pre-submission meeting regulations consistent for new residential development, conditional uses and zoning map amendment proposals.

Motion:

Mr. Rosenbaum moved to approve ZRA-80 as submitted in the staff report with modifications striking out the provision allowing pre-submission meetings in non-public or institutional locations with written approval by Planning and Zoning and also recommended to include additional language from Council Bill 6 regarding citizens being able to request a meeting with staff of the Department of Planning and Zoning, after development proposals have been submitted to DPZ. Mr. Grabowski seconded the motion.

Discussion:

Mr. Grabowski stated that the amendment provides consistency.

Mr. Rosenbaum stated that providing uniformity is essential and the additional language would make the regulations consistent.

Ms. CitaraManis stated her agreement with staff regarding striking out the language allow DPZ to make an exception. She stated her concern that the Department could feel pressured by the developers and the additional language would allow the citizens an opportunity to meet with the staff.

Vote:

3 Yea 0 Nay. The motion was carried.

PUBLIC HEARING – FY 2007 CAPITAL PROJECTS

J4229-Whiskey Bottom Road Improvements

Mr. Ron Lepson of the Department of Public Works explained the capital project as improvements to Whiskey Bottom Road to add lane capacity between US 1 and Anne Arundel County due to BRAC improvements and the possible development of Laurel raceway. He stated the project will allow DPW to complete preliminary studies in order to define an improvement program and schedule for the project.

U7096 – FY 2001 Land Banking

Ms. McLaughlin explained the project as adding more funds so that they are readily available if the County has an opportunity to purchase land for affordable housing.

Worksession:

The Board agreed that both projects should be high priority. They stated that both projects were consistent with the General Plan and applauded Department of Public Works for being proactive by studying and coming up with a plan for Whiskey Bottom Road.

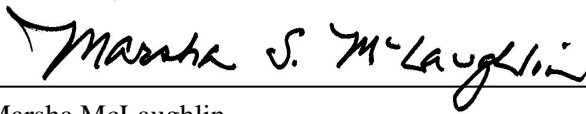
Motion:

Mr. Rosenbaum moved to approve both items for FY 2008 and Mr. Grabowski seconded the motion.

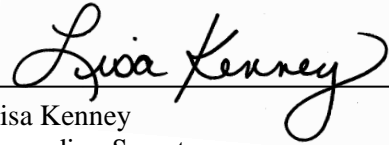
Vote:

3 Yea 0 Nay. The motion was carried.

THERE BEING NO FURTHER BUSINESS, THE PLANNING BOARD ADJOURNED AT APPROXIMATELY 7:37 P.M.



Marsha McLaughlin
Executive Secretary



Lisa Kenney
Recording Secretary

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